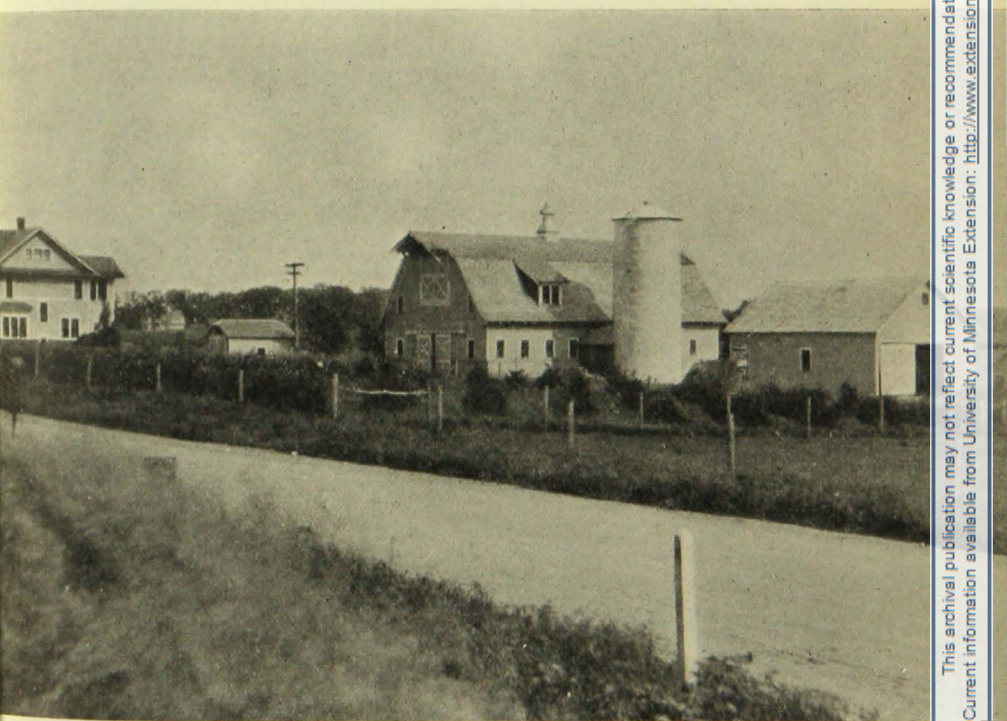


FARMSTEADS

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FARMSTEADS

It pays to keep the farmstead looking well. It adds to the value of the farm and increases the owner's efficiency. A well-kept farmstead means better management, more effective labor, and greater profits.

A neat farmstead is the result of labor and an occasional small investment of money. The following points may be of help to one who wishes to improve his home surroundings.

NO-COST IMPROVEMENTS

Have everything in its place.

Equipment scattered about a farmstead looks bad. It speaks of carelessness on the part of the farmer and his family. All that is needed to correct this condition is to have a place for everything, and then to see to it that everything is put in its place. A little time and effort are all that are involved, and they will pay dividends in looks and in actual savings of time and money.

Dispose of junk and rubbish.

Accumulations of junk and rubbish also look bad. Clean them up. Remove broken-down or dead trees, buildings that are falling down, discarded machinery, and accumulations of trash. This, too, will pay.

Keep buildings clean.

A clean building looks better than a dirty one. You can actually increase the value of a building by removing cobwebs, dust, and dirt. To do so is to improve appearances and sanitation, and, also, to remove an extra fire hazard.

Move poorly placed buildings.

A little care in placing movable buildings will add much to the appearance of a farmstead. It should not be necessary to sacrifice convenience in making such shifts. A well-arranged farmstead lightens labor and increases its efficiency.

LOW-COST IMPROVEMENTS

Provide necessary equipment.

Many farm structures are not properly equipped. Poultry houses, for example, may need nests, water stands, feed hoppers, and permanent roosts. It is important that such equipment should be provided and so constructed and installed as to be removable when the building is to be

whitewashed. Barns and hog-houses may also need added equipment, such as drinking cups and feed trucks. Good equipment saves time and labor.

Do not neglect painting.

Painting often increases building values more than any other equal investment. It is wise not to neglect this, because, when deterioration of lumber begins, the lumber can not be restored and repainting can not be done easily. Good paint, carefully applied every five years, keeps farm buildings in fine condition. If the owner can do the work himself, very little cash outlay is required.

Keep up the repairs.

Repairs need to be kept up. Neglected property runs down rapidly. New shingles sometimes double the life of a building. Windows and doors, if neglected, may before long prove a total loss, whereas, if they are puttied and repaired, they may be made to last many years. A neglected chimney may cause a fire, resulting in the loss of the whole house and its contents. It is easier and better to keep a house in repair than it is to rebuild a badly run-down house.

PERMANENT IMPROVEMENTS

Remodeling is often a good investment.

The remodeling of a house often adds greatly to the comfort and convenience of its occupants. Besides, buildings, like automobiles, tend to become out-of-date. So, remodeling may not only provide for comfort and convenience but bring a house into modern shape and make it a thing of pride to the owner. Remodeling can often be done at a moderate expense. An unused porch may be made to give place to a modern entrance. New trim and mill-work add greatly to appearance. A new outside wall-covering can change the whole appearance of a building, and add very substantial values.

Enlargements can increase usefulness.

By careful planning, small buildings may frequently be made larger and more useful. Owners frequently have found that the addition of a room has provided enough space to add greatly to the convenience of the home. Some buildings can be enlarged easily simply by lengthening.

Rebuilding is sometimes necessary.

When a building—house, barn, or other structure—just does not “fill the bill,” and can not be remodeled, the thing to do is to rebuild; salvage the material and then build from the ground up.

ESSENTIALS OF A GOOD FARMSTEAD

A study of the essentials of a good farmstead shows that the following points should be considered:

1. Ease of access to the fields and pastures and yet near enough to the public road not to be isolated. Usually this locates the farmstead near the middle of one side of the farm.

2. Good drainage around the buildings. This will prevent the water from rain and melting snow from collecting and making the yards and roads almost impassible.

3. Suitable size. The size should be suited to the size of the farm and should take into consideration the kind of farming and the future development of the business.

4. Convenient arrangement of the buildings so that the work of feeding stock, etc., can be done without extra travel.

5. Proper distance of other buildings from the house so that odors, flies, and noises will not be objectionable and danger from fire will not be serious, and yet not so far that unnecessary time will be needed in going to and from them.

6. Proper distance of buildings from road to avoid dust and danger from passing automobiles.

7. Proper location of trees, shrubs, and garden. Trees for the wind-break should be in the direction of the prevailing winds in winter. In Minnesota, this is north and west. The shrubs should be so located as to improve the appearance. The garden and orchard should be near enough for the vegetables and fruits to be cared for and gathered without unnecessary travel.

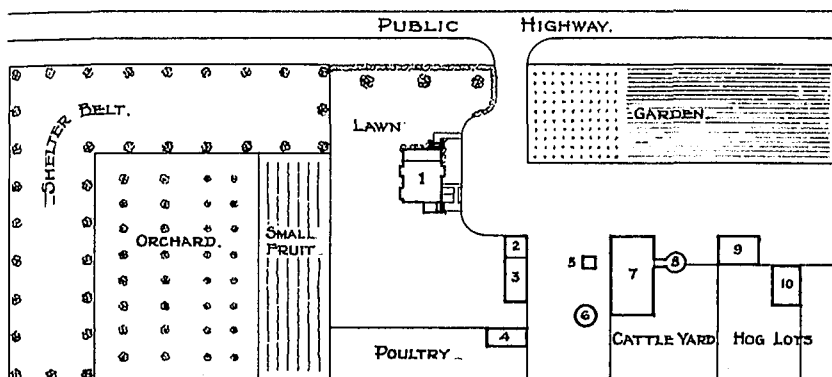
8. Convenient driveways. These add much to the satisfaction derived from a well-laid-out farmstead.

9. Attractiveness of view from house. It is well to consider this point carefully when locating windbreaks, shrubs, etc., as a view toward the road, the village, or a lake adds to the enjoyment of life. The view from the kitchen windows should be carefully considered, as much time is spent in the kitchen of a farmhouse.

10. The attractive appearance from the public road has much to do with the value of a farmstead and the satisfaction derived from it. The house should have the most carefully selected site and the barns and other buildings should be somewhat in the background.

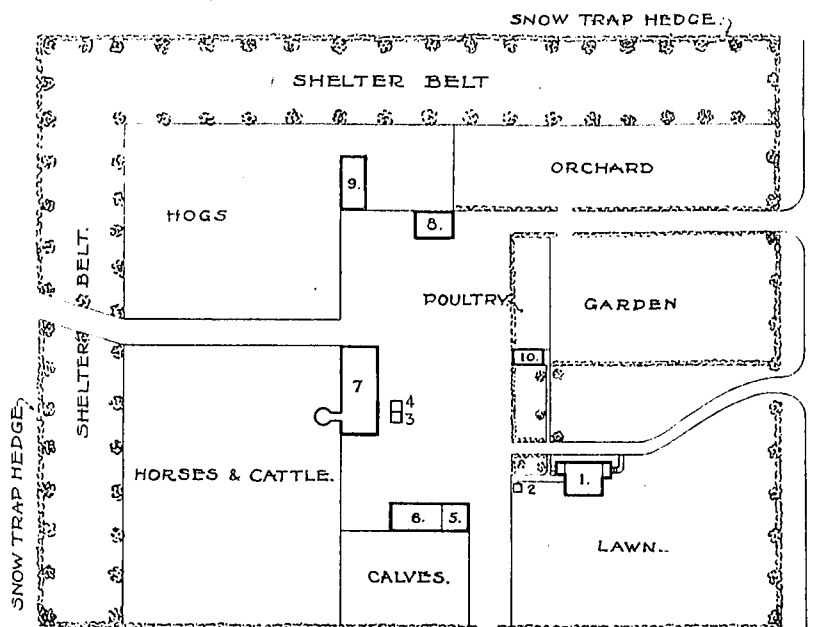
FACING OF FARMSTEADS

Altho the north-facing farmstead seems the most difficult because the north-facing house is last choice, the other building sites work out very nicely. The yards are to the south and east of the buildings, where they



FARMSTEAD FACING NORTH—PLAN 196

- | | |
|--------------------|--------------------------|
| 1. House | 6. Wood pile |
| 2. Shop and garage | 7. Barn |
| 3. Machine shed | 8. Silo |
| 4. Poultry house | 9. Corn crib and granary |
| 5. Milk house | 10. Hog house |



FARMSTEAD FACING EAST—PLAN 145

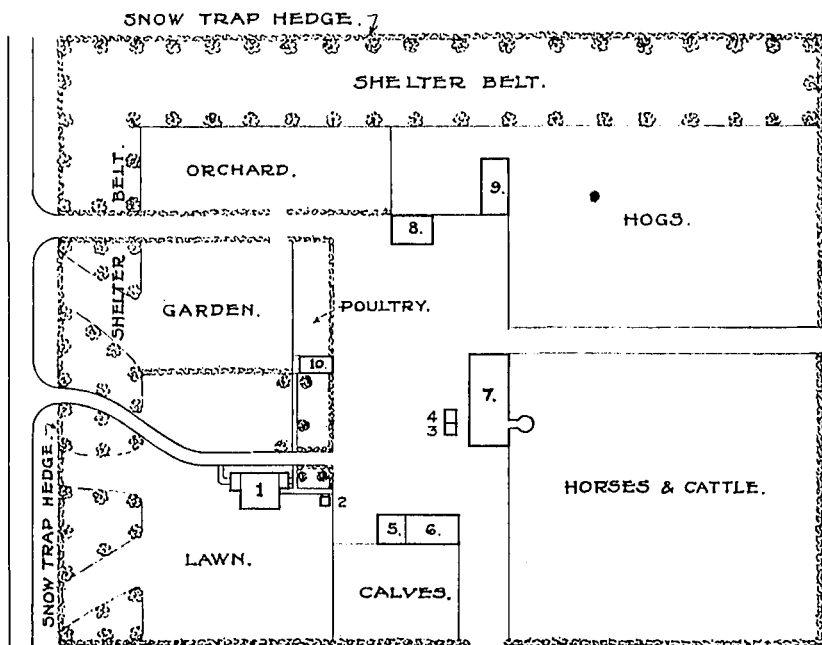
- | | |
|--------------------|--------------------------|
| 1. House | 6. Machine shed |
| 2. Well | 7. Barn |
| 3. Milk house | 8. Corn crib and granary |
| 4. Ice house | 9. Hog house |
| 5. Shop and garage | 10. Poultry house |

are protected from the wind and where the full benefit of the sun is secured in cold weather.

The east-facing farmstead is usually the most difficult to plan. If the slope of the ground and location of fields permit, the barn is sometimes put north of the house with the hog house east of it. As shown, the barn and hog house are usually located farther away from the house than when facing the other directions.

With the west-facing farmstead, it is a little difficult to prevent exposure of the house to wind and drifts in winter but the yards are well located and it is easy to enlarge them. The west-facing house is usually not so well liked as one facing east or south. Facing the house south on the driveway instead of the highway solves this difficulty.

Owing to the fact that many people choose a south-facing house, the south-facing farmstead is a favorite. With a good windbreak, it is one of the easiest to plan. The barn and hog house are easily kept to the east of a north and south line passing through the house. Dust and odors are kept away from the house at threshing and silo-filling time.

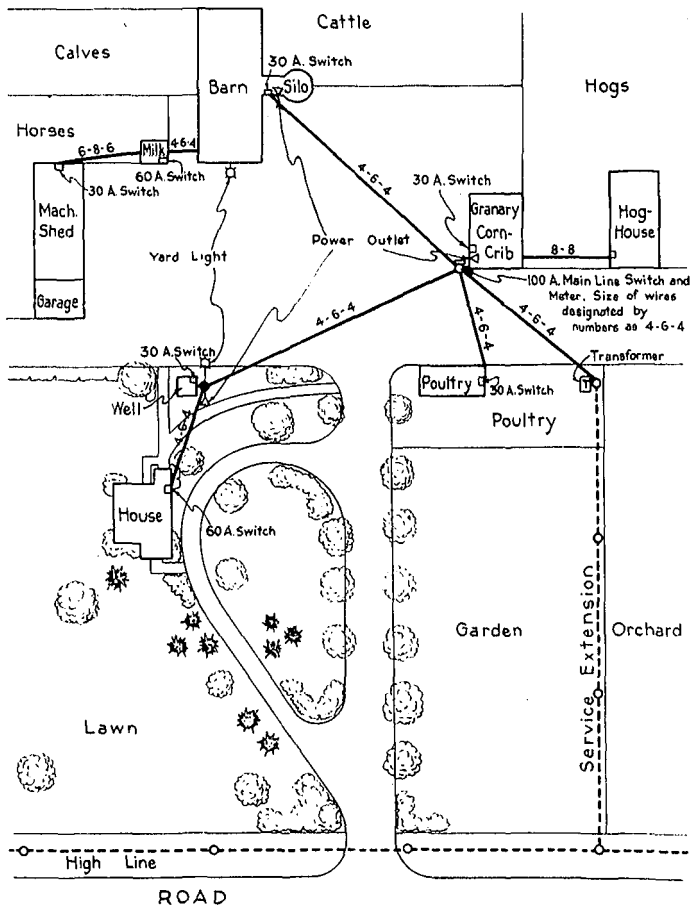


FARMSTEAD FACING WEST—PLAN 146

- | | |
|--------------------|--------------------------|
| 1. House | 6. Machine shed |
| 2. Well | 7. Barn |
| 3. Milk house | 8. Corn crib and granary |
| 4. Ice house | 9. Hog house |
| 5. Shop and garage | 10. Poultry house |

FARMSTEAD WIRING

When it has been decided that the farm home is to be connected with a power line for light, heat, and power, a careful study of the service needed should be made in order to insure its adequacy, and, if a complete system is not installed at once, to so plan that the future additions can be made without tearing out what has already been done because it is not of sufficient capacity. It pays to make a sketch of the farmstead showing the location of the various buildings. With this sketch it is possible for the electrician to go over the contemplated job and make a record of what is necessary to furnish the farmstead and buildings with an adequate wiring job.



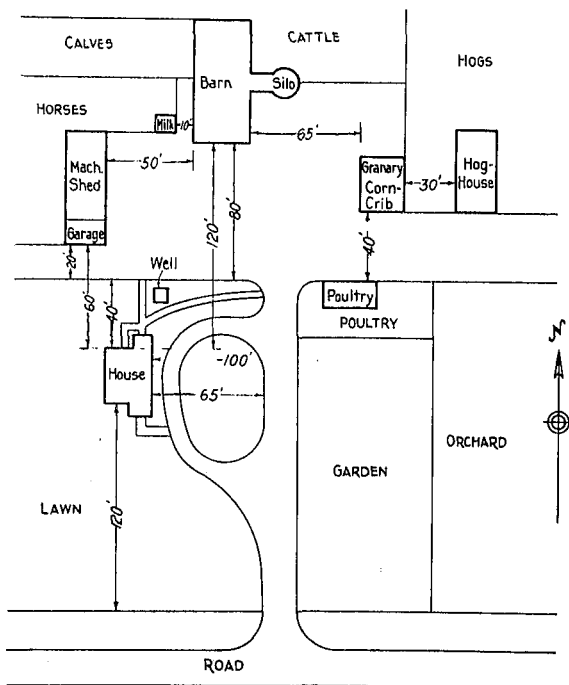
FARMSTEAD WIRING—PLAN 318

FARMSTEAD MEASUREMENTS

What is the best arrangement of buildings in a farmstead? The first analysis of this problem leads one to the conclusion that the fewer structures there are, the more economical the labor and the lower the shelter cost. As this is not followed in common practice in Minnesota, a number of farmsteads have been studied on farms where improved farm management methods are carried on under the supervision of the Division of Agricultural Economics. Ten of these farmsteads were carefully measured and mapped and 15 chore routes measured on each. The lengths of the routes varied considerably, influenced by the size of the farmstead, the slope of the ground, and the individual ideas of the owner.

Plan No. 319 has been used by many farmers in studying their building sites to locate new buildings. If the farm is over one quarter section, the size of the farmstead may be larger than shown but it does not increase as rapidly as does the size of the farm.

Write for Special Bulletin 111 which lists 230 plans of farmsteads, buildings, and equipment.



FARMSTEAD MEASUREMENTS—PLAN 319